

**32 Rawson Street, Mayfield, NSW 2304**

wilton lemke stewart

**House For Sale**

Thursday, 14 March 2024

32 Rawson Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 478 m2**

**Type: House**



Jesse Wilton  
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## Guide \$780,000 - \$850,000

Auction Location: On-Site Offering effortless modern living enhanced by a host of quality updates, this crisply presented two bedroom home is a welcoming retreat, a 10 minute stroll from Mayfield town centre, and five minutes from Waratah Station. Looking sweet from the street with its fresh white façade and roof, and new picket fence, the interior feels light and bright throughout, accented by new hybrid floors, plantation shutters, and a white colour palette. A contemporary new kitchen, separate lounge and dining rooms, along with a versatile sunroom, that makes a brilliant home office or kids' playroom, grace the floorplan, while the laser level 478sqm block flaunts extensive landscaping and new turf, which your kids and pets are sure to love. Move in now without a to-do list in sight or consider making full use of the large block to extend the home, perhaps add a deck or pool, and include a double garage (STCA). Put simply, the future is bright with possibility at 32 Rawson Street. Recently touted by realestate.com.au as one of the must-watch suburbs of 2024, the community spirit is strong here with new shops and cafes popping up, and markets and community events adding another drawcard. - Classic Mayfield home on 478sqm block, only second time offered- Professionally painted inside and out, new white picket fence and extensive landscaping- New electrics, flooring, window coverings, good storage- Lounge room with refurbished fireplace, flows into versatile and spacious sunroom- Open plan dining/kitchen, new gas cooktop, wall oven, dishwasher- Both bedrooms fitted with new built-in robes and remote ceiling fans- Bathroom with frameless glass shower, new vanity, separate w/c- Split system air-conditioning to living area, kitchen and main bedroom- Fully fenced secure yard with patio and shed- Stroll to Waratah Public School, Corpus Christi Primary, St Philip's Christian College, Callaghan College, Tilly's childcare- 4km into Newcastle CBD, 6km to beautiful Bar Beach- Concept plans for extension ideas available on request Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.